

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Spartanburg

State: SC

PJ's Total HOME Allocation Received: \$5,823,971

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	10			
% of Funds Committed	96.42 %	94.76 %	5	91.92 %	83	85	
% of Funds Disbursed	95.38 %	81.87 %	1	82.65 %	96	97	
Leveraging Ratio for Rental Activities	45.67	6.18	1	4.67	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.08 %	1	81.09 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.90 %	65.23 %	2	68.72 %	77	81	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	82.88 %	1	79.93 %	100	100	
% of 0-30% AMI Renters to All Renters***	50.00 %	33.96 %	4	44.94 %	56	59	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	94.77 %	1	94.87 %	100	100	
Overall Ranking:			In State:	1 / 10	Nationally:	94 95	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$75,000	\$13,337		\$25,717	4 Units	2.60 %	
Homebuyer Unit	\$29,009	\$33,465		\$14,669	129 Units	82.70 %	
Homeowner-Rehab Unit	\$34,904	\$21,120		\$20,391	23 Units	14.70 %	
TBRA Unit	\$0	\$548		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spartanburg SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$116,667	\$65,912	\$37,214
State:*	\$76,165	\$9,739	\$22,592
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 2.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.81

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.0	7.0	0.0	0.0	Single/Non-Elderly:	0.0	7.0	8.7	0.0
Black/African American:	100.0	92.2	100.0	0.0	Elderly:	0.0	10.1	43.5	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	100.0	42.6	30.4	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	39.5	17.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	0.8	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.8	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	0.0	6.2	21.7	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	50.0	10.1	21.7	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	12.4	8.7	0.0	Other:	100.0			
4 Persons:	50.0	58.1	34.8	0.0	No Assistance:	0.0			
5 Persons:	0.0	13.2	4.3	0.0					
6 Persons:	0.0	0.0	4.3	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	4.3	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				18

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spartanburg

State: SC

Group Rank: 94
(Percentile)

State Rank: 1 / 10 PJs

Overall Rank: 95
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	86.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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